087.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,000 / 769,000
					USE VALUE:	769,000 / 769,000
					ASSESSED:	769,000 / 769,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIGHAM PETER G
Owner 2:	BRIGHAM ROBLYN A
Owner 3:	
Street 1:	42 EDGEHILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEPOW DANIEL J/ETAL -
Owner 2:	PHELPS MARTHA F -
Street 1:	42 EDGEHILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-3030

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6340.000	338,200	3,700	427,100	769,000
Total Card	0.146	338,200	3,700	427,100	769,000
Total Parcel	0.146	338,200	3,700	427,100	769,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 584.35 /Parcel: 584.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55273

GIS Ref

GIS Ref

Insp Date 12/07/18

!7105!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,200	3700	6,340.	427,100	769,000		Year end	12/23/2021
2021	101	FV	328,200	3700	6,340.	427,100	759,000		Year End Roll	12/10/2020
2020	101	FV	328,200	3700	6,340.	427,100	759,000	759,000	Year End Roll	12/18/2019
2019	101	FV	260,100	3700	6,340.	396,600	660,400	660,400	Year End Roll	1/3/2019
2018	101	FV	260,100	3700	6,340.	396,600	660,400	660,400	Year End Roll	12/20/2017
2017	101	FV	260,100	3700	6,340.	347,800	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	260,100	3700	6,340.	317,300	581,100	581,100	Year End	1/4/2016
2015	101	FV	253,800	3700	6,340.	280,700	538,200	538,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:01:35

LAST REV

Date	Time
08/06/21	08:38:52
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7105

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPOW DANIEL J/	30812-311		10/29/1999		302,000	No	No		
FUCA JOSEPH	24476-271		4/22/1994		215,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2021	549	New Wind	19,895	C				
10/27/2014	1434	New Wind	6,970					Replace 5 windows
2/5/2007	78	Redo Bat	23,000			G8	GR FY08	
5/8/2003	354	Redo Kit	44,600					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/9/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Meas/Inspect	163	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
4/4/2000	Meas/Inspect	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6340		Sq. Ft.	Site		0	70.	0.96	12									427,140						427,100	

Total AC/HA:	0.14555	Total SF/SM:	6340	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,140	Spl Credit		Total:	427,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379127
Depreciation:	40946
Depreciated Total:	338181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

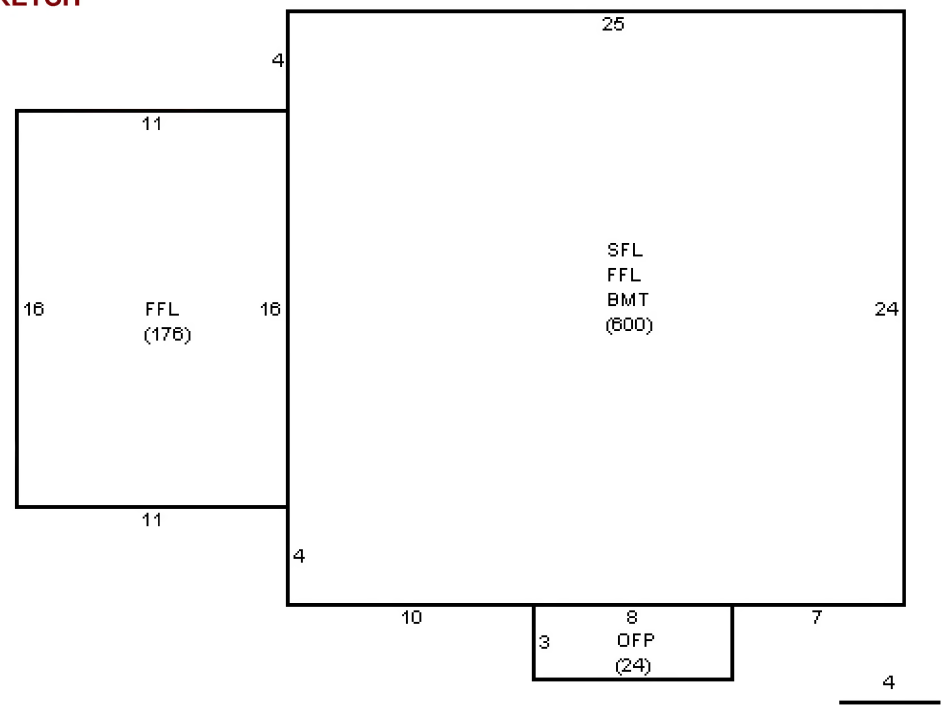
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 304024.3636

Juris. Factor:	1.00	Before Depr:	194.92
Special Features:	0	Val/Su Net:	174.33
Final Total:	338200	Val/Su SzAd	256.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	776	177.200	137,509
BMT	Basement	600	53.160	31,896
SFL	Second Floor	540	177.200	95,689
OFP	Open Porch	24	44.430	1,066

Net Sketched Area:	1,940			Total:	266,160
Size Ad	1316	Gross Area	2000	FinArea	1316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc